

COUNTY OF SANTA BARBARA
Planning and Development Department



Special Problems Committee
Subdivision/Development Review Committee

Report of January 10, 2008
Prepared by Jeff Thomas Chairman

07PRE-00014	State Street Hospitality
Planner: Holly Bradbury	

1.

Roads: Traffic study prior to completion; fees for increase in peak hour trips; possible frontage improvements; haul permit for export greater than 1000 y³.

Flood: Grading and drainage plan; hydrology study; plan check fee due at time of submittal.

Fire: hazmat stop work if any demo finds hazardous materials including asbestos; need new fire hydrants; fire engineer shall design the fire suppression system; elevators should be capable of holding emergency gurney; prior to erection of combustibles access ways must be made serviceable; Knox box; fire alarm; sprinkler system; fees for Goleta mitigation-fees, FPC fees and fire mitigation fees.

EHS: C & W serve for intensification of use for Goleta water and sewer prior to LUC; plan check for pool and food facility.

APCD: Standard dust mitigation measures; asbestos removal permit; permits for large boilers or generators.

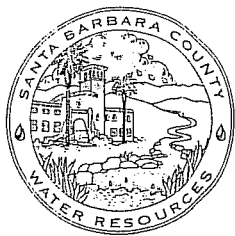
Survey: Apply to survey for the lot merger and proof of legal lots.

Ag: No conditions.

Clean water: Must provide treatment of storm water and shall be designed for the 1.2" storm event; fees and deposit for plan check; disconnect impervious surfaces.

B&S: Grading and drainage plan; soils reports; building permits; demo permits.

Parks: Fees on hotel currently at \$2,149/1000sf of floor area (excluding the underground parking).



County of Santa Barbara Public Works Department
 Project Clean Water
 123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
 (805) 568-3440 FAX (805) 568-3434
 Website: www.countyofsb.org/project_cleanwater



SCOTT D. MCGOLPIN
 Director

THOMAS D. FAYRAM
 Deputy Director

RECEIVED

January 22, 2008

JAN 30 2008

Holly Bradbury
 Santa Barbara County Planning & Development
 County of Santa Barbara
 123 E. Anapamu Street
 Santa Barbara, CA 93101

S.B. COUNTY
 PLANNING & DEVELOPMENT

Re: 07PRE-00000-00014 State Street Hospitality

Dear Ms. Bradbury:

The above referenced project will be subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs. The conditions apply because the project is more than 0.5 acre of commercial development. These conditions require appropriate treatment of runoff from impervious surfaces for the design storm to remove potential pollutants (see attached conditions).

It is important to incorporate the treatment control features early on the design process.

For this project, I suggest separately managing storm water runoff from relatively clean areas (roof tops) areas from those areas with potential pollutants (high vehicular traffic, loading/unloading, trash bins, housekeeping hubs). Treatment can be better targeted in the limited space available. Planter boxes and landscaped islands are preferred approach.

Additional measures to prevent water pollution from occurring (such as identifying and marking storm drains, use of impervious paving, location of floor drains, etc.) will be identified by Planning and Development.

The following specific provisions will apply:

1. Prior to recordation/zoning clearance, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan that includes relevant details on improvements, grading & drainage, and landscaping. The submittal must:
 - a. show the locations of all treatment facilities and their drainage (treatment) areas,

- b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and
 - c. include a long-term maintenance plan appropriate for the proposed facilities.
2. Prior to recordation/zoning clearance, applicant shall submit the long-term maintenance plan for review and approval to assure perpetual maintenance of the treatment control facilities by the property owner. The maintenance plan shall be recorded with the County Clerk-Recorder.
 3. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer or Landscape Architect. A set of As-Built plans shall be submitted to Water Resources Division. All drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division (attn: Cathleen Garnand).

Design guidance is available on the Project Clean Water website

(http://www.sbprojectcleanwater.org/post_construction.html) and from the following resources:

- California Stormwater Best Management Practice Handbooks – New Development and Redevelopment. California Stormwater Quality Association. 2003 (or most recent edition).
- Technical Guidance Manual for Stormwater Quality Control Measures. Ventura Countywide Stormwater Quality Management Program See Section 5.0, Treatment Control BMPs
- Post-Construction Storm Water Management in New Development & Redevelopment – National Menu of Best Management Practices for Stormwater Phase II. U.S. Environmental Protection Agency.

I would be happy to work with the project team in selecting effective and appropriate measures for this site. I can be reached at (805) 568-3561.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

cc: Ralph LeRoux, MADI Group 5619 Scotts Valley Drive Suite 140 Scotts Valley CA 95066
Steve Welton c/o Susan Elledge Planning & Permitting Services 800 Santa Barbara St.
Santa Barbara, CA 93101

Attached Standard Conditions

Memorandum



Date: January 16, 2008

To: Holly Bradbury
Planning & Development
Santa Barbara

From: Glenn Fidler, Inspector
Fire Department

Subject: APN: 061-110-008/009; Case #: 07PRE-00014
Site: 4111/4119 State Street, Santa Barbara
Project Description: New Hotel

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO BEGINNING ANY WORK THE FOLLOWING CONDITIONS MUST BE MET

2. A Phase One Site Assessment shall be submitted to the Santa Barbara County Fire Department. If the assessment results indicate the need for additional assessment, the additional assessment shall be completed, and all mitigation performed, prior to development approval. Contact Kate Sulka, Hazardous Materials Supervisor, at (805) 686-8169 for questions and additional information.
3. Operations involving removal of asbestos or asbestos containing material (ACM) shall be in accordance with the California Fire Code, Section 8707. A permit from the fire department to conduct asbestos removal operations may be required (Group R, Division 3 occupancies are exempt). Contact the Enforcement/Investigation Section at (805) 686-8181 for additional information.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information please call 681-5500.

GF:reb



c: State Street Hospitality, 375 Airport Blvd., So. San Francisco, CA 94080
Steve Welton, Susan Elledge Planning, 800 Santa Barbara St., Santa Barbara, CA 93101
MADi Group, Inc., 5619 Scotts Valley Dr., #140, Scotts Valley, CA 95066
APN/Chron